

Statement of Information  
**Single residential property located outside the  
Melbourne metropolitan area**

Section 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb or locality and postcode 71 Napier Street, St Arnaud 3478

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$495,000

**Median sale price**

Median price \$297,500 Property type *House* Suburb St Arnaud  
Period - From January 2024 to December 2024 Source Realestate.com.au

(Median Price-N/A=) Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47A (2) (b) of the Estate Agents Act 1980.

**Comparable property sales**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 17/01/2025